



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Board of Adjustment Meeting
Wednesday, April 03, 2024 – 5:30 P.M.

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, April 03, 2024, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

INSTRUCTIONS FOR TELECONFERENCE: The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1- 346-248-7799 and enter access number 893 9488 9735#. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

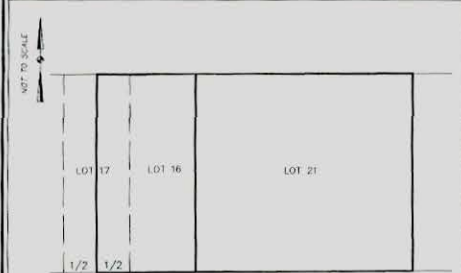
Case No. 2404 – 415 & 423 Evans Ave

Application of Malcolm Chesney of Chesney Morales Partners Inc. applicant representing Courtney Collins, owner, requesting the following variance(s) in order to construct an addition to an existing detached accessory structure located at **CB 4024 BLK 179 LOT 21** also known as **415 Evans Ave**, and **CB 4024 BLK 179 LOTS 16 AND E 25FT OF 17** also known as **423 Evans Ave**.

1. The proposed 22ft 6-inch overall building height of the detached accessory structure with a sloping roof exceeds the maximum 20ft allowed per Section 3-19(3)(a).
2. The proposed 20ft wall plate height on the north side exceeds the height looming standard by 12ft 6-inches instead of the maximum 11ft allowed based on the existing 3ft rear yard setback per Section 3-19(5)(a).
3. The proposed 22ft 6-inch wall plate height on the west side exceeds the height looming standard by 16ft 6 inches instead of the maximum 11ft allowed based on the existing 3ft side yard setback per Section 3-19(5)(a) of the City’s Zoning Code.



LOCATION MAP (NOT TO SCALE)



EVANS ROAD

AREA BEING REPLATTED

1.275 ACRES WAS PREVIOUSLY PLATTED AS LOTS 16 AND 17, BLOCK 179, COUNTY BLOCK 4024 BY ANTIQUATED PLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 105, PAGES 4-10, MODIFIED IN VOLUME 105, PAGES 176-182, AND AMENDED IN VOLUME 105, PAGES 290-296, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND AS LOT 21, BLOCK 179, COUNTY BLOCK 4024 ACCORDING TO THE REPLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 9716, PAGE 119, SAID DEED AND PLAT RECORDS.

LEGEND:

- R.O.W. = RIGHT OF WAY
- ESM'T. = EASEMENT
- AC. = ACRES
- CL. = CENTERLINE
- C.B. = COUNTY LINE
- DR. = DEED RECORDS, BEAR COUNTY, TEXAS
- DPR. = DEED & PLAT RECORDS, BEAR COUNTY, TEXAS
- RPR. = REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS
- REM. = REMAINDER
- VOL. = VOLUME
- PG. = PAGE(S)
- = ORIGINAL LOT LINE
- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH PLASTIC CAP (MLS Co)
- () = RECORD DATA

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY EMPLOYEES OF MAVERICK LAND SURVEYING, UNDER MY SUPERVISION.

PRELIMINARY

This document shall not be recorded for any purpose.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3846

SURVEYORS NOTES:
1. ALL LOT CORNERS FOUND OR SET AS INDICATED.
2. THE BASIS OF BEARINGS IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM ZONE 4204.
3. SET IRON RODS ARE CAPPED WITH AN ORANGE PLASTIC CAP STAMPED "MLS CO RPLS 4612" SET MARK NAILS HAVE AN IDENTIFYING NUMBER STAMPED "MLS CO RPLS 4612".

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

GPS/SARS/UGSA UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND CREATING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF BUSINESS AND LOSS/OVERS OVER GRANTEE'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BURLINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MATERIAL LOSS RESULTING FROM NOTIFICATIONS REQUIRED BY CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

Maverick Land Surveying Co.
1856 Lockhill-Selma, Suite 105
San Antonio, Texas 78213
210-342-9455
FAX 210-342-9524
TSPS FIRM No. 10132700

PRINT DATE: MARCH 11, 2024
SURVEY DATE: NOVEMBER 2, 2023
M.S. JOB No.: 59087-0002

LOT 3 & 4 (VOL. 105, PG. 290-296 DPR)

LOT 5 & WEST 40' OF LOT 6 (VOL. 105, PG. 290-296 DPR)
JOYCE M. GRIFFIN
LIVING TRUST
DEED (VOL. 16917, PG. 1058, DPR)

EAST 10' OF LOT 6 & LOT 7 (VOL. 105, PG. 290-296 DPR)
RODNEY CHAN
DEED (VOL. 16913, PG. 1042, DPR)

LOT 8 (VOL. 105, PG. 290-296 DPR)

LOT 9 & 10 (VOL. 105, PG. 290-296 DPR)



**REPLAT ESTABLISHING
EVANS AVENUE ADDITION**

BEING A TOTAL OF 0.774 ACRE PREVIOUSLY PLATTED AS LOTS 16 AND 17, BLOCK 179, COUNTY BLOCK 4024 BY ANTIQUATED PLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 105, PAGES 4-10, MODIFIED IN VOLUME 105, PAGES 176-182 AND AMENDED IN VOLUME 105, PAGES 290-296, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND AS LOT 21, BLOCK 179, COUNTY BLOCK 4024 ACCORDING TO THE REPLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 9716, PAGE 119, SAID DEED AND PLAT RECORDS.

ESTABLISHING LOT 22 AND 23, BLOCK 179, COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, GRANTS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: COURTNEY COLLINS & BARRETT TITTLE
ADDRESS: 415 EVANS AVENUE
ALAMO HEIGHTS, TEXAS 78029
TELEPHONE: 956-624-3337

COURTNEY COLLINS - OWNER LOT 21

BARRETT TITTLE - OWNER LOT 21

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, COURTNEY COLLINS & BARRETT TITTLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, GRANTS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER OR PROPRIETORS, LTD:
OWNER: JAMES W. COLLINS, CHAIRMAN
ADDRESS: 902 E. LAKEVIEW DRIVE
MCALLEN, TEXAS 78051
TELEPHONE: 956-824-3327

DR. PROPERTIES LTD - OWNER LOT 16 & EAST 1/2 OF LOT 17

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, JAMES W. COLLINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEAR

THIS PLAT OF _____ GRANT WESTOVER ESTATES, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 2024

BY: _____ CHAIR

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

THIS PLAT OF _____ EVANS AVENUE ADDITION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND THE GOVERNING BODY OF SUCH CITY, AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____, A.D. 2023

BY: _____ MAYOR

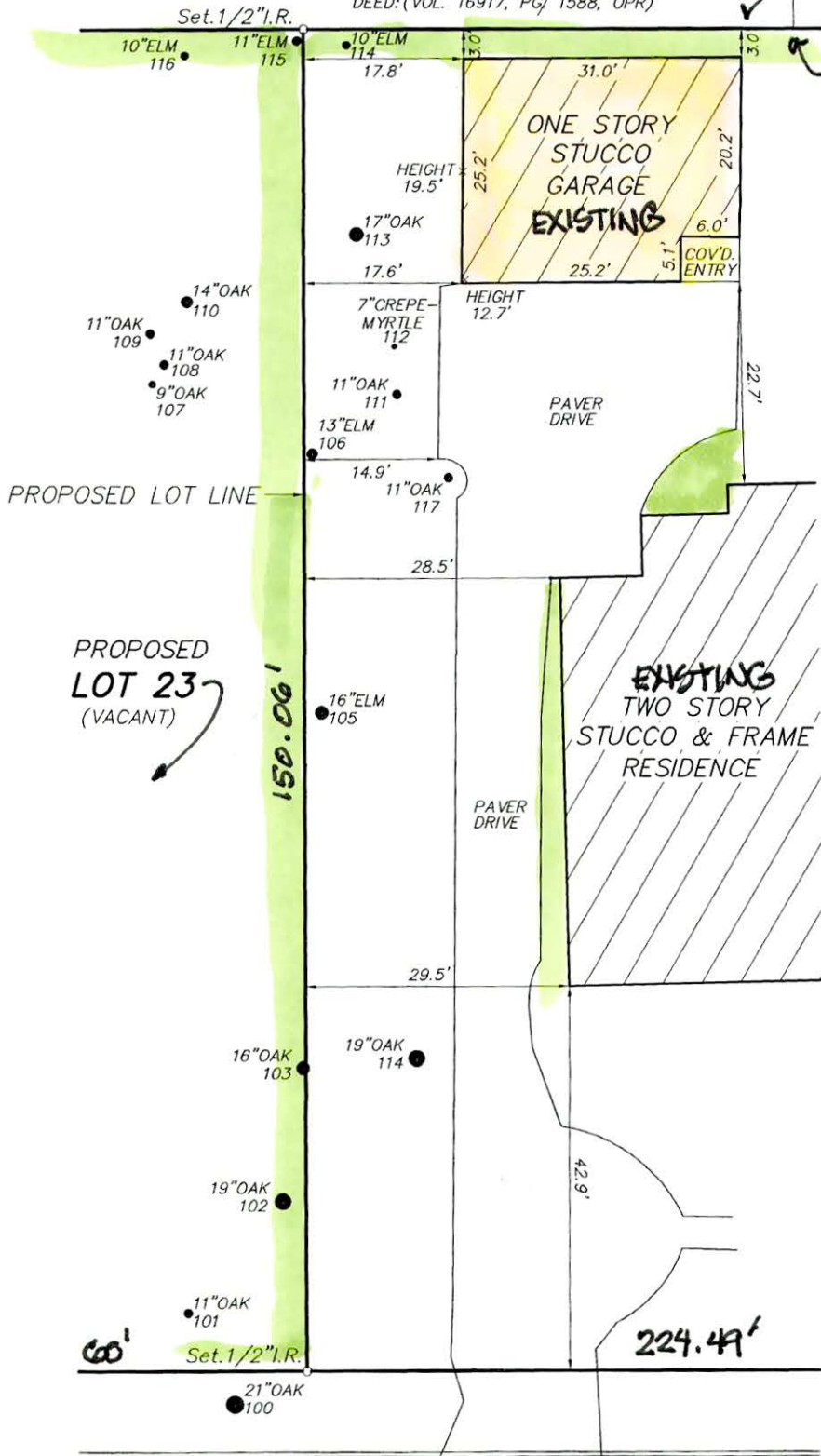
CURRENT REPLAT. IN PROCESS

**LOT 5 & WEST 40'
OF LOT 6**

(VOL. 105, PG. 290-296 DPR)
JOYCE M. GRIFFIN
LIVING TRUST
DEED: (VOL. 16917, PG/ 1588, OPR)

**EAST 10' OF LOT 6
& LOT 7**

(VOL. 105, PG. 290-296 DPR)
RODNEY CHAN
DEED: (VOL. 16913, PG. 1042, OPR)



PROPOSED
LOT 22
(VACANT)



EXISTING GARAGE
PICTURE 8-7-2023

**Maverick
Land Surveying Co.**

1856 Lockhill-Selma, Suite 105
San Antonio, Texas 78213
PH. 210-342-9455
FAX 210-342-9524

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TBPELS FIRM No. 10132700
59087-0005

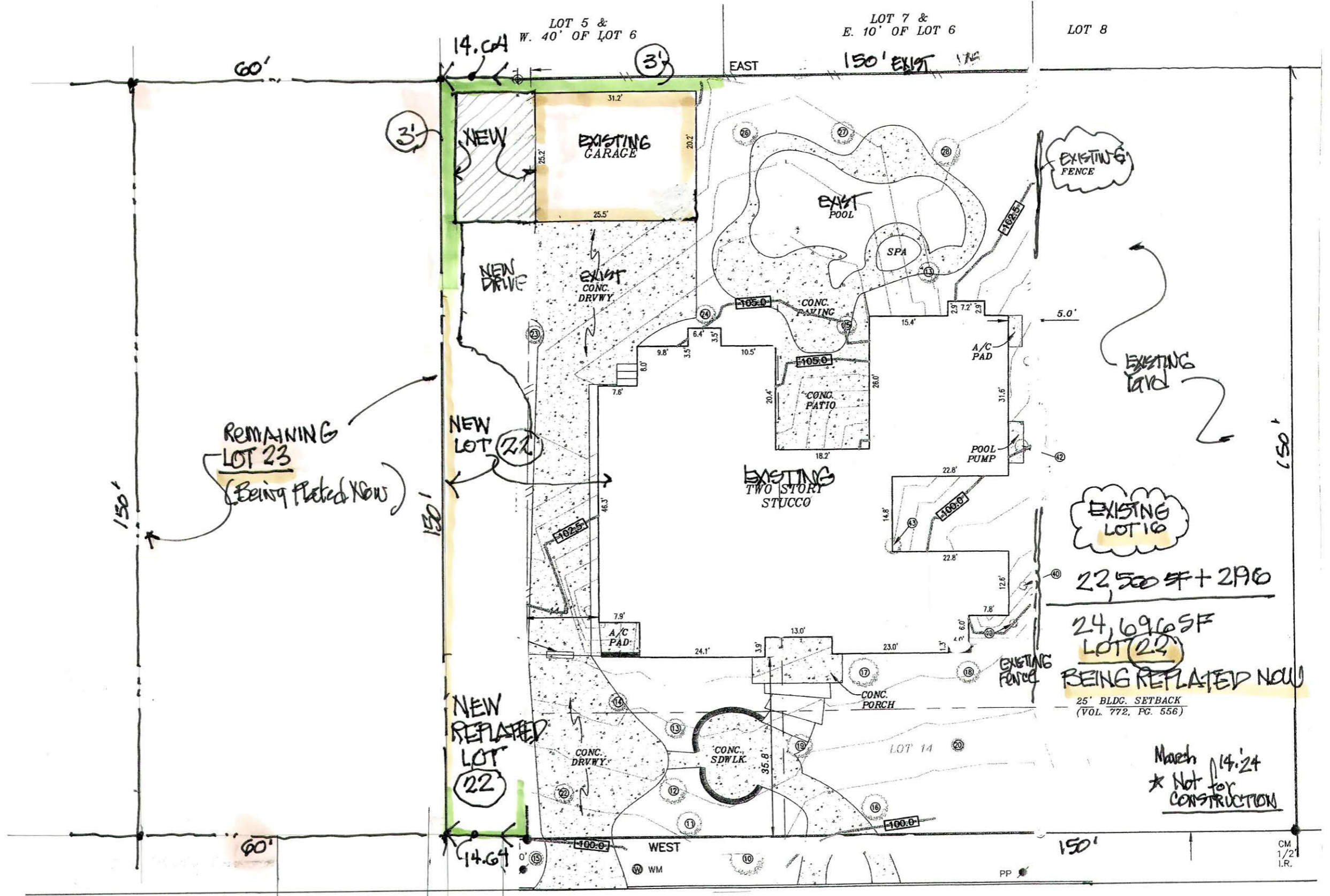
DATE: 11-13-2023 SHEET 1 OF 1

EXHIBIT OF:
**PROPOSED LOT LINE BETWEEN
LOTS 22 AND 23**

ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

**TREES
EVANS AVENUE**

(30' R.O.W.)
(VOL. 105, PG. 290-296, DPR)



PROPOSED SITE PLAN



415 EVANS AVE.
(50' R.O.W. - PER PLAT)

Claudia Morales Partners
Architect.

March 14, 24
* Not for CONSTRUCTION



EXISTING GARAGE
LOOKING NORTH

NEW
ELEVATION
LOG.



EXISTING GARAGE

EXISTING BATH TO REMAIN

VIEW LOOKING
NORTH

EXISTING
FENCE
& P.U. ↓

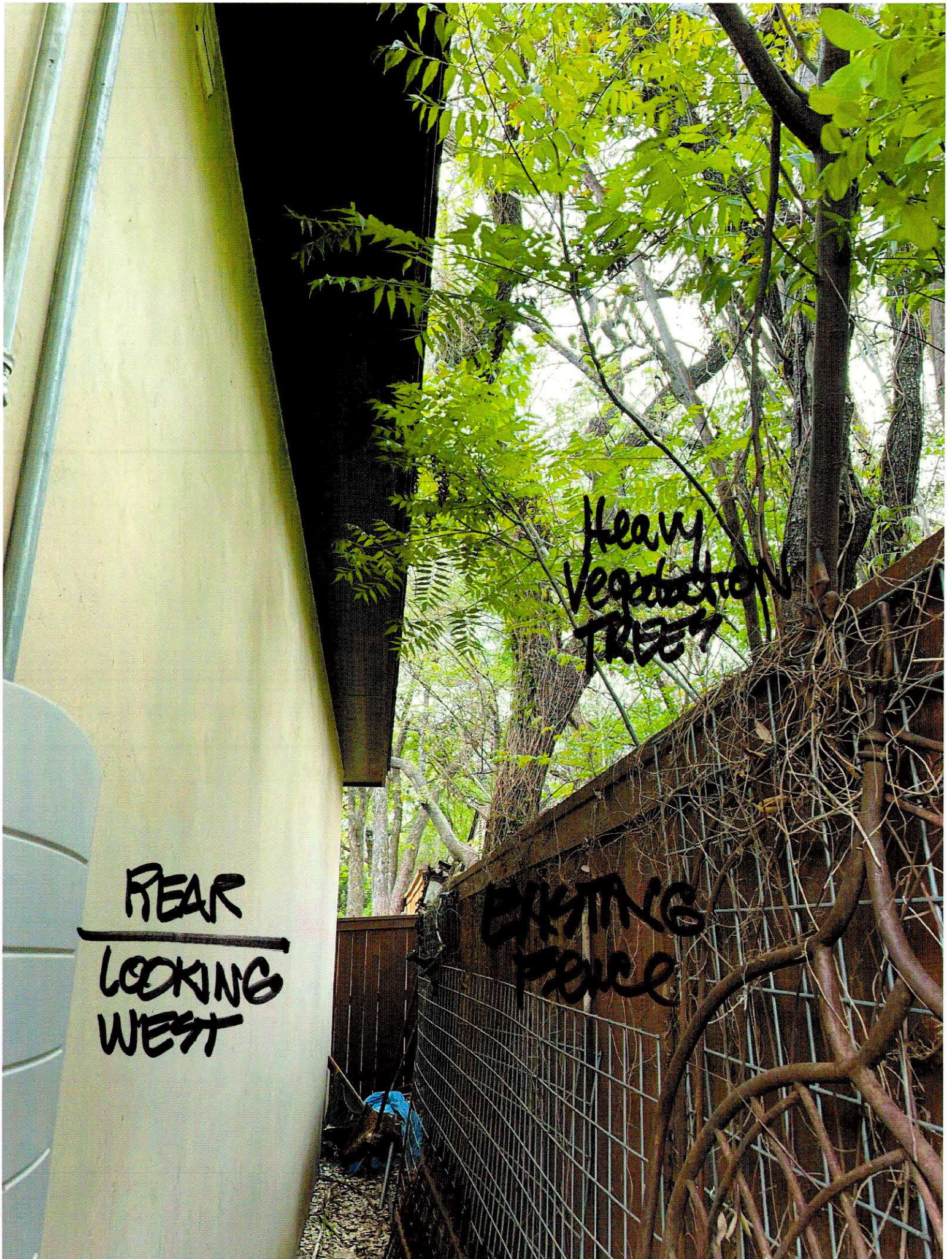


REAR

LOOKING
WEST

Heavy
Vegetation
TREE?

BRITING
PRICE



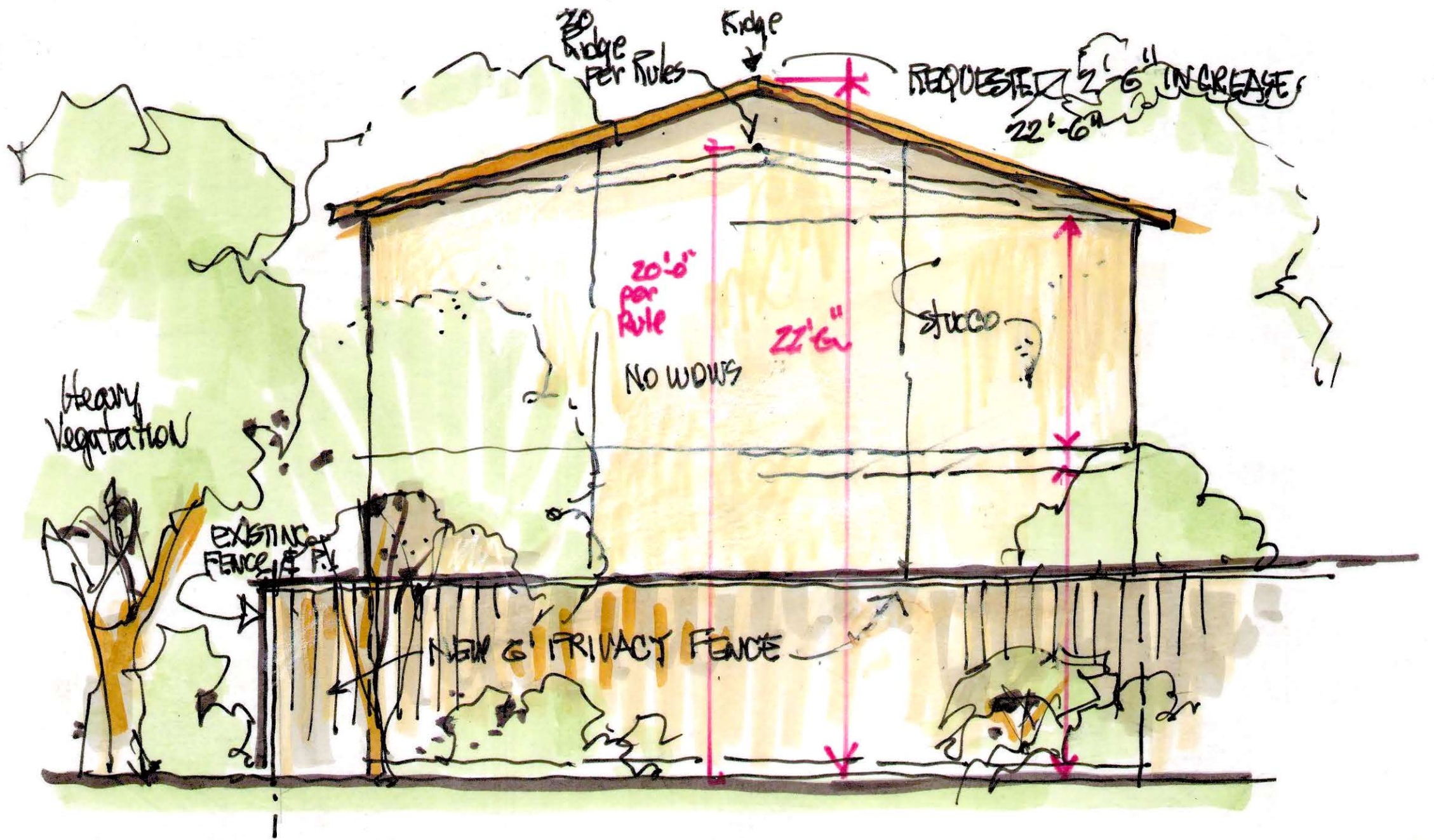
VIEW LOOKING
EAST

P.L. & FENCE



EXISTING

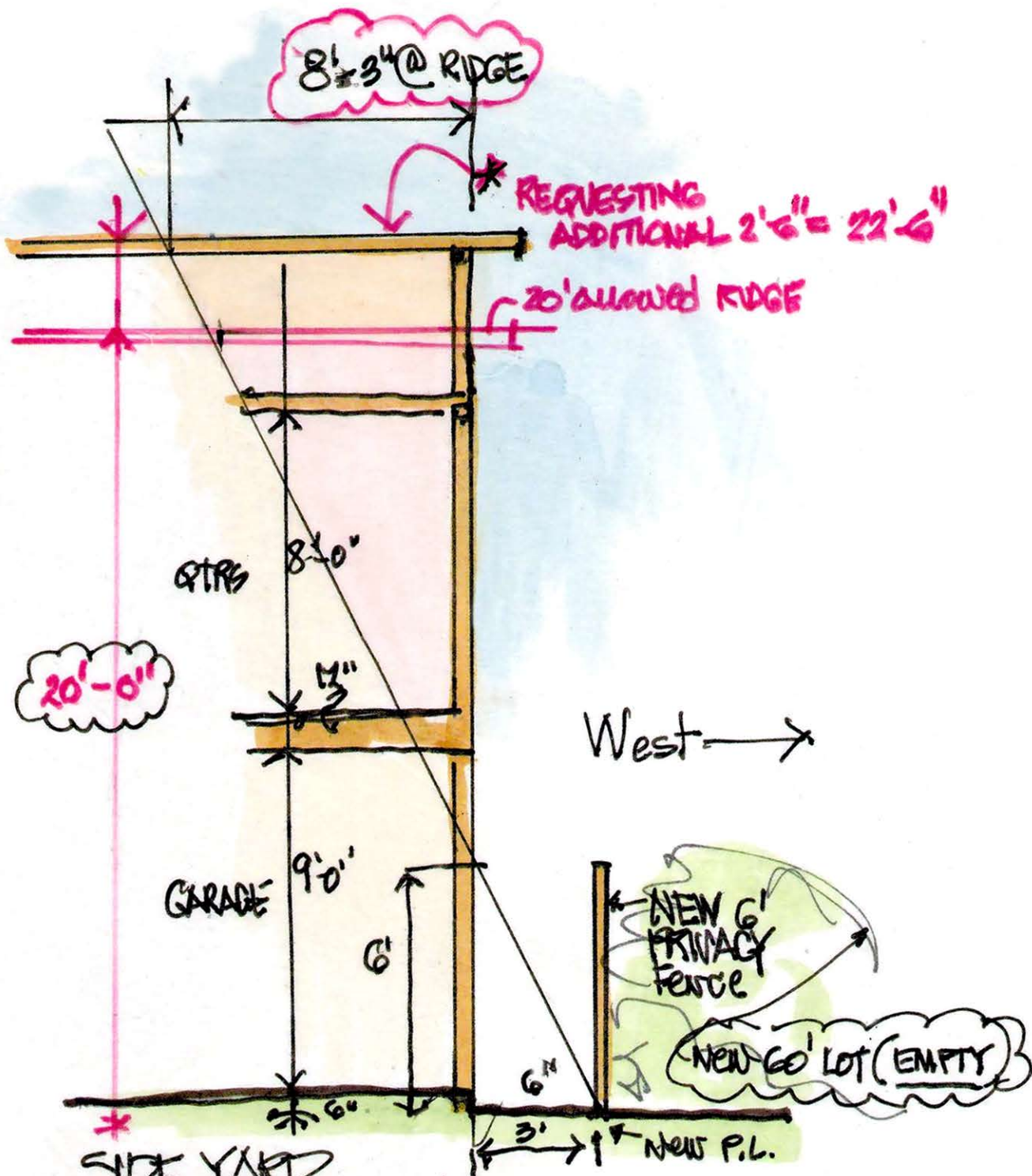




• PROPOSED SIDE ELEVATION (WEST)
 COLLING VARIANCE REQUEST
 415 EVANS ALAMO HEIGHTS TEXAS



Chesney Morales Architects
 Architects
 Malcolm G. Chesney AIA
 March 14, 24



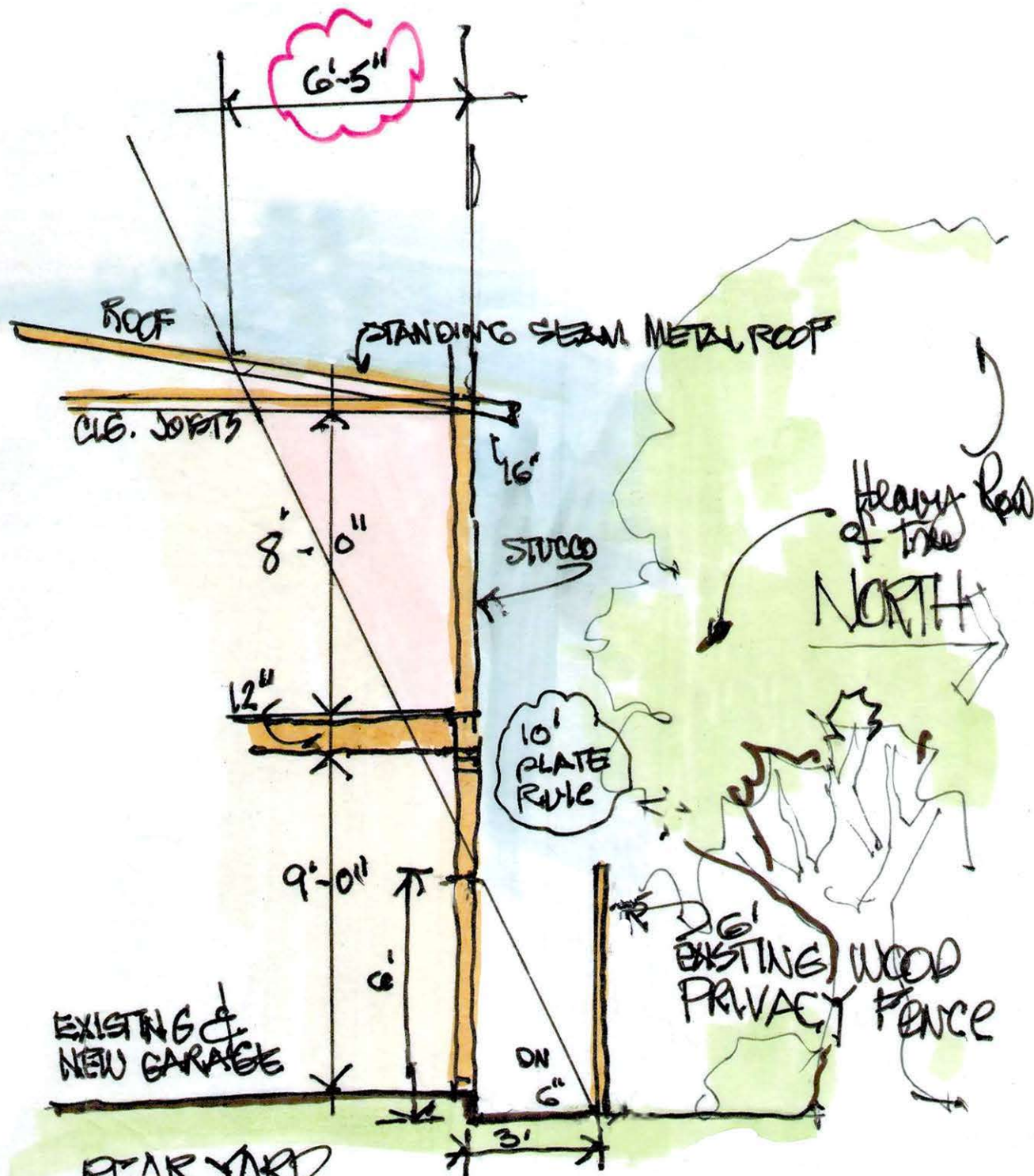
"HEIGHT LOOMING" EXHIBIT

COLLINS RESIDENCE
415 EVANS ALAMO HEIGHTS TX

1/4" = 1'-0"

March 14, 2024
Malcolm G. Chesney

0 2 4 6 8'



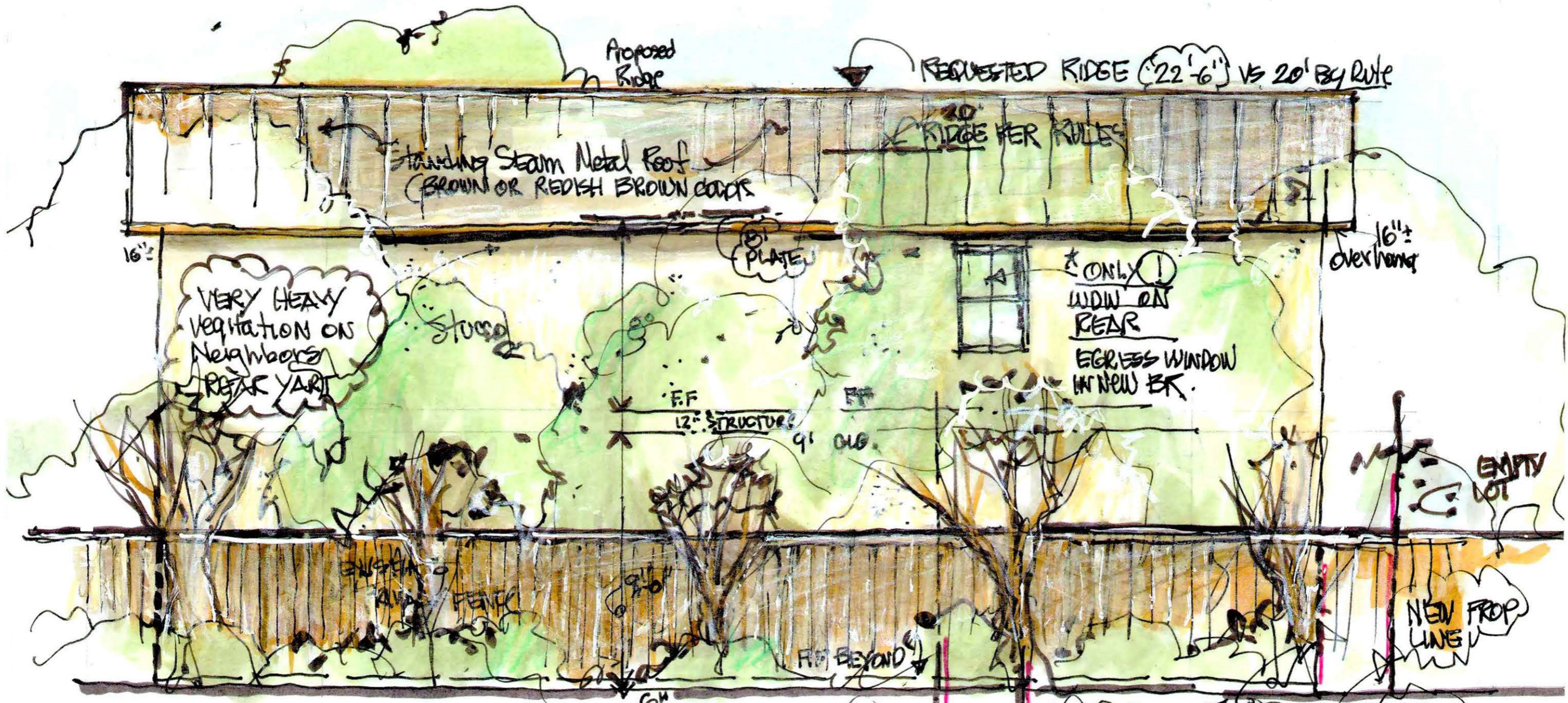
REAR YARD
 "HEIGHT LOOMING" EXHIBIT

COLLINS RESIDENCE
 415 EVANS ALAMO HEIGHTS TX.

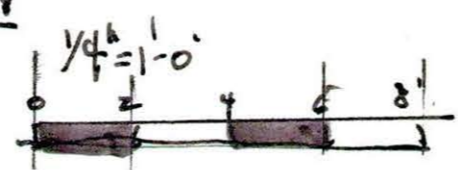
1/4" = 1'-0"

March 14, 2024
 Malcolm G. Chesney



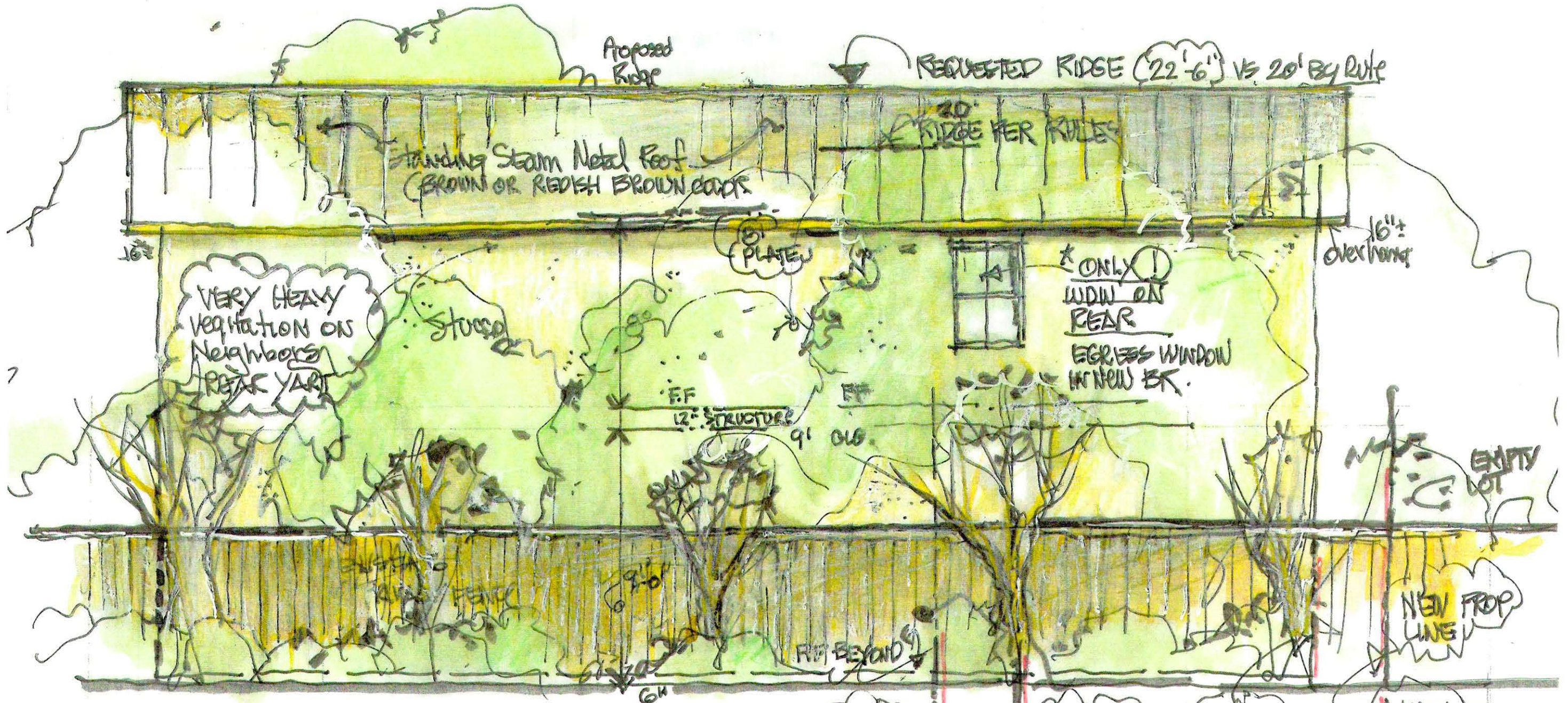


• PROPOSED REAR ELEVATION
 COLLINS VARIANCE REQUEST
 415 EVANS ALAMO HEIGHTS TEXAS

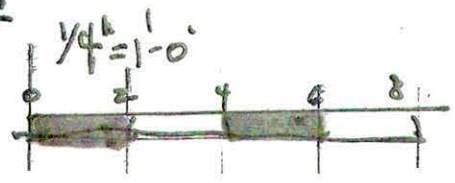


Chesney Moales Partners
 Architects
 Malcolm G. Chesney
 March 14.24

* Not for CONSTRUCTION



• PROPOSED REAR ELEVATION
 COLLINS VARIANCE REQUEST
 415 EVANS ALAMO HEIGHTS TEXAS



Chesney Moales Partners
 Architects
 Malcolm G. Chesney
 March 14.24

* Not for construction